

LANDSLIDE AREAS

I. WHAT IS A LANDSLIDE AREA?

A landslide area, or landslide susceptibility area, is an area that has been predetermined to be susceptible to landslides by either reference to "Landslide Susceptibility Maps", a list of active landslides or a field inspection.

Some landslide areas are also in Zoning Overlay Districts called Hillside Districts and may be subject to an Administrative Hearing.

II. WHAT CODES/REGULATIONS ARE APPLICABLE?

All work performed in a landslide area must be in accordance with the Cincinnati Zoning Code, Cincinnati Building Code and all other applicable laws and ordinances.

Contact the following agencies:

Building Code and Zoning Code Plan Examination - 352-3313
(Landslide Susceptibility Maps)

III. ADDITIONAL REQUIREMENTS

A. Geotechnical Engineers (a list of recognized Geotechnical Engineers is available through the Cincinnati Chapter of American Society of Civil Engineers) are required to submit Soils Reports, make recommendations on methods of performing the earthwork and to field supervise the following types of projects:

1. Sites with active landslides. This determination shall be made from the list of active landslides that is maintained by the Department of Buildings and Inspections or by a field inspection.
2. Sites where existing or proposed slopes are greater than 3 horizontal to 1 vertical.
3. Sites where any excavation is greater than 12 feet in depth or located next to an existing structure where a possibility of undermining exists.
4. Sites where a structural fill in excess of five feet is required.
5. An earthwork area greater than two acres.
6. Projects located in the Hillside District Zoning Overlay.

Note: A "Statement of Special Inspections" shall be completed and submitted when a Geotechnical Engineer is required for DBL projects and vacant land (available at the Permit Center, 805 Central Avenue, Suite 500, Cincinnati, Ohio 45202 or on line at our website www.cincinnati-oh.gov). A "Declaration Contract for Geotechnical Engineering Services", shall be completed for earthwork requiring Geotechnical Engineering for 1, 2, and 3 Family projects.

B. Earthwork projects for which Architects or Engineers are required to prepare plans and

supervise the work:

1. Excavation and/or fill operations for which a permit is required and in all areas shown as "High" and "Moderately High" on CAGIS and a Geotechnical Engineer is not required.
 2. Sites where existing slopes are steeper than five horizontal to one vertical, but not greater than three horizontal to one vertical and it is proposed to increase the slope.
 3. Sites with fill in excess of 12 feet in depth or where special drainage or erosion control provisions are required.
- C. An Excavation Fill Permit shall be applied for when the project scope falls within the criteria established in Section 1101-19.5 of the Cincinnati Building Code. See CBC Policy Directive No. 50 for plan preparation requirements.